

Manistee City Planning Commission

MANISTEE CITY HALL
70 MAPLE STREET
P.O. BOX 358
MANISTEE, MICHIGAN 49660

Meeting Minutes

October 2, 1986

The Manistee City Planning Commission held its regular meeting on Thursday, October 2nd, 1986 in the City Council Chambers of City Hall, 70 Maple Street, Manistee, Michigan.

The meeting was called to order at 7:03 P.M. by Chairman Robert Mattice.

Members present: J. Faher, D. Johnson, L. Laskey, W. Linke, R. Mattice, T. Slawinski, R. Yoder, J. Swain, P. Erickson

Members absent: None

Others present: John Della Pia, Bill Seng, Don Olszewski, Sheri Worm, Cris Batdorf, Bob Metcalf, Joe Smith, Dennis Ter Horst, W. Thomas Stege, T.T. Collins, Jr., Gerald Superczynski, Ray Wissner, Kurt Schindler, Robert Lewis, John Lewis, Beth Adams, Jim Johnson, John Walther, Richard Seemuth, Tom Pefley, Rene Coombs

The meeting opened with a public hearing to receive public comment on two proposed amendments to the zoning ordinance: 1) amend site plan review ordinance to set new time limits in which the planning commission must act on a site plan; 2) amend ordinance to provide a Historical Overlay District within the boundaries of the Nation Register Historical District. A copy of the hearing minutes are on file.

The hearing closed at 7:52 P.M.

The regular meeting began with a discussion with members of the Manistee City Council concerning the status of the new master plan and the request for additional funds from Jim Gray. The mentioned additional work was initiated by Mr. Gray, not by formal written request, however, the plan is not completed to date.

Tom Stege made comment concerning the contract with Mr. Gray and the need for an accounting. John Faher discussed the information received from Gray at a work session relative to completing the plan. Mattice mentioned different options for action that we have open to us, that being paying the additional funds, not paying additional funds and insist on the finished product or taking legal action. The last option only being mentioned, not recommended. Lewis recommended that a committee sit down with Mr. Gray to discuss the issues. If Gray can document the additional services rendered, then additional funds be paid.

It was moved by Linke, supported by Yoder, that the chairman appoint a committee consisting of members of the planning commission and city council members, along with City Manager Bob Lewis to meet with Jim Gray to discuss the points of contention. Motion carried.

Next, the revised site plan for Voyagers Cove was presented. Johnson indicated that all of the deficiencies noted on the previous plan have been corrected and recommended approval. He also noted that the city has been advised that Mr. Olszewski has applied for and received a campground construction permit and license from the state for a campground, which does not appear on the site plan. It was moved by Yoder, supported by Slawinski, that the revised site plan be approved with the notation that no camping will be permitted in the area. Motion carried.

Next the site plan for an addition to the Axchem building was presented. The only problem noted was concerning their obtaining a parcel of property from the railroad. Without the property in question, they will need a variance from the Zoning Board of Appeals.

It was moved by Laskey, supported by Yoder, that the site plan be approved provided that either the additional property is purchased from the railroad or a variance is obtained from the Zoning Board of Appeals. Motion carried. (Slawinski abstained as he assisted in the drawing of the documents.)

Next, a site plan was presented for an addition to the Northland Contractors building on eighth street. It was noted that they previously were granted a variance by the Zoning Board of Appeals, which allows them to build to their east line. It was moved by Faher, supported by Laskey, that the site plan be approved. Motion carried.

Next, it was moved by Yoder, supported by Laskey, that the minutes of the September 4th meeting be approved. Motion carried.

Next a discussion followed concerning the master plan and our need for a special use ordinance. It was felt that a special meeting was needed to discuss the matter further. Johnson indicated that there has been an application for rezoning of a parcel of property at Eighth & Cypress Street that will need to be scheduled and that a meeting could follow that. It was decided to schedule the public hearing for rezoning for Monday, October 20th at 7:00 P.M. in the Council Chambers with a meeting following to discuss special use ordinance, campgrounds and gas sweetening plants. The secretary was directed to notify the city council of the meeting.

Next, it was moved by Slawinski, supported by Faher, that we recommend to the city council that our proposed amendment to the site plan review ordinance be adopted. Motion Carried.

Next, discussion followed concerning the proposed Historical Overlay District. It was moved by Faher, supported by Yoder, that recommend to the city council that the proposed Historical Overlay District amendment be adopted, with the addition of a paragraph to section 6-Review Procedure, stating "When it is determined to be needed by the Planning Commission, the Planning Commission shall seek advice and/or counsel for a professional with background in architecture and/or historical preservation design." Motion Carried. Schindler was asked to prepare the final draft.

Discussion was tabled concerning Lakeview Dunes and Storage Building Complex.

A short discussion was held concerning John Minelli's request to build a "You Store It" facility on a parcel of property located near Washington Street between Second and Third Avenues. The property is zoned B-1, however, an inquiry to city attorney, John Hart has determined that the storage facility would not be a permitted use. Subsequently, Mr. Minelli has withdrawn his request, so no action was needed.

No reports were given on the DDA, Zoning Board of Appeals or the Site Plan Review Committee.

Johnson reminded members that Friday October 3rd, was the deadline for persons filing for appointment or reappointment to the commission.

The meeting adjourned at 10:10 P.M.
MANISTEE CITY PLANNING COMMISSION